

## **KENTUCKY REAL ESTATE APPRAISERS BOARD**

### **TYPE OF MEETING**

Regular Meeting

### **DATE AND LOCATION**

January 17, 2013 – 1:00 p.m. CST, Holiday Inn University Plaza, Bowling Green, KY

### **PRESIDING OFFICER**

Harold Brantley, Chair

### **ROLL CALL**

#### **Present:**

Harold Brantley, Chair  
Sam Blackburn, Vice Chair  
Dorsey Hall, Chair  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

#### **Present Also:**

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
Ravon Radmard, Executive Secretary  
Aaron Ament, Counsel

#### **Absent:**

James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### **MINUTES**

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board approved the December 12, 2012 minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## EDUCATION

- (1) American Society of Farm Managers & Rural Appraisers – Paul Moore, Instructor Approval to teach Highest and Best Use Seminar. Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board unanimously approved the instructor. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- (2) Dynasty School – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously approved the following education qualifying education course for Fiscal Year 2012-2013: Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

A) Real Estate Appraisal – Principles & Procedures – 60 hours online QE.

- (3) Dennis Badger & Associates – John B. Hoover – Instructor Approval to teach the following courses:

- A. Appraisal Regulations & Guidelines Update
- B. Appraisal Review Essentials
- C. Appraising Residential Properties in a Declining Market
- D. Is the Comparable Comparable?
- E. Adjusting for Seller Concessions
- F. Estimating Value by Extraction

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the instructor, John B. Hoover. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield-Yes.

- (4) Dennis Badger & Associates – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously agreed to accept the following continuing education courses for Fiscal Year 2012-2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield-Yes.

- A. Planning & Zoning Commission – 3.5 hours classroom CE
- B. Your Highest and Best Use – 3.5 hours classroom CE

- (5) Appraisal Institute – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the following continuing education course for fiscal year 2012-2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield-Yes.

- A. Online FHA & The Appraisal Process – 7 hours online CE

## **CERTIFICATION/LICENSURE**

A. Approval – Appraisers – Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (a) Benjamin Baker – Certified General
- (b) Pamela G. Boykin - Associate
- (c) Bethany M. Hedrick – Associate
- (d) Russell T. Martin – Certified General (OH)
- (e) Lauren S. Meyer – Associate
- (f) Gregory Raymer - Associate
- (g) Ronald W. Reeder – Certified General (IL)
- (h) Paul Sherrill - Associate

B. Approval – AMC Companies - Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to approve the following Appraisal Management Company. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Appraisal Nation, LLC - #109
- (2) Schaeffer Appraisal Management Company, Inc. - #110
- (3) LRES Corporation - #111

C. Jason F. Webster – Mid-State Valuation Partners, LLC – Compliance Manager – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed that the AMC may proceed with the application process. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

D. The Board was advised there was five (5) AMC that did not renew and two (2) AMC cancelled.

## **EXPERIENCE REVIEW**

- A. Alex Carter – Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board unanimously approved his experience for Certified General. Mr. Carter will need to successfully pass the Certified General exam. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- B. Jeffrey Irish - Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board unanimously approved his experience for Certified Residential. Mr. Irish will need to successfully pass the Certified Residential exam. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- C. Michael Mallory - Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board unanimously approved his experience for Certified Residential. Mr. Mallory will need to successfully pass the Certified Residential exam. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

## COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 69 cases for 2012 have been filed and 6 cases AMC cases have been filed.
- B. Investigator Report – There are a total 13 active cases the investigator has in process.
- C. Case No. 12-47 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- D. Case No. 12-50 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- E. Case No. 12-37 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to dismiss the case with recommendation to complete the 15 hour National USPAP course by July 1, 2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- F. Case No. 12-38 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case with recommendation to complete the 15 hour National USPAP course by July 1, 2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- G. Case No. 12-05 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to dismiss the case for no USPAP violations and no convictions have been brought against respondent. Case can be refiled if convicted. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- H. Case No. – 12-39 – Andrew Quiggins. Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously agreed to accept the agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
  - (a) Quiggins shall pay a \$300.00 fine with the total amount due with the signed agreed order.
  - (b) Quiggins shall complete a 15 hour National USPAP course with successful completion of the examination; a 15 hour Report Writing course with successful completion of the examination; and a 15 hour Market Analysis and Highest & Best Use with successful completion of the examination. Said 45 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2013.

- (c) Quiggins agrees to have no trainees/associates for one (1) year from the date of the agreed order.
- (d) Quiggins agrees permit Board Members, staff or designees of the Board immediate access to work files upon notice.
- (e) Quiggins agrees to submit an experience log every six (6) months for two (2) years from the date of the agreed order.
- (f) Quiggins agrees that the Board shall not renew his certification for the 2013 renewal cycle July 1, 2013 until he has completed the requirements of the terms set out in paragraphs (a) and (b) of this order.

I. Board Hearing Discussions – Larry Disney asked for a status of the following cases and action by the Board of how to proceed:

- (1) 12-04 – Thomas K. Biederman – Hearing to be set
- (2) 11-13 – Thomas & Norman Christie – Hearing March 19 & 20, 2013
- (3) 11-36 – Charles Walton – Hearing – April 18, 2013
- (4) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – Hearing March 14, 2013

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending December 31, 2012
- B. AMC Discussion – Bankruptcy
- C. Status of HB 120
- D. Board discussion on continuing education courses offered by Integra Realty in Las Vegas, NV. Courses were not approved prior to offering by a state appraiser regulatory agency or the AQB course approval program, thus not compliant with 201 KAR 30:103 requirement... – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to not approve the education courses based on the fact the courses have not been approved in Nevada or with the Appraisal Qualifications Board. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. ASC Compliance Review – March 20-22, 2013
- F. February Board Meeting – February 21, 2013 – 1:00 p.m. – Holiday Inn Louisville East, Louisville, KY
- G. February Seminar – February 22, 2013 – Holiday Inn Louisville East, Louisville, KY
- H. March Hearing – Case NO. 11-13 – Norman & Thomas Christie – March 19 & 20, 2013 – 9:00 a.m.
- I. March Hearing – Case Nos. 12-10, 12-11, 12-13, 12-25 and 12-26 – Lynn Prichard – March 14, 2013 – 9:00 a.m.
- J. April Hearing – Case No. 11-36 – Charles Walton – April 18, 2013 – 9:00 a.m.

Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed to go into Executive Session.

Regular meeting reconvened. The Evaluation of the Executive Director was discussed and Mr. Larry Disney was given a "5" out of 5 outstanding rating in all categories on the Evaluation. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed with the evaluation rating. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to adjourn the meeting.



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Chair



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Staff Assistant